134.0	0004	0009.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 842,900 / 842,900
					USE VALUE: 842,900 / 842,900
					ASSESSED: 842,900 / 842,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		SHAWNEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSENBERG DANNA
Owner 2:	CHIAVERINI JOHN
Owner 3:	
Street 1:	33 SHAWNEE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MULGUND SANDEEP S -
Owner 2:	SANDMAN KAREN E -
Street 1:	33 SHAWNEE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,777 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1964, having primarily Wood Shingle Exterior and 1656 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3777.000	415,700	600	426,600	842,900
Total Card	0.087	415,700	600	426,600	842,900
Total Parcel	0.087	415,700	600	426,600	842,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 509.00 | /Parcel: 509.0

Legal Description

User Acct 86392

GIS Ref

GIS Ref

Insp Date 02/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 134.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	415,700	600	3,777.	426,600	842,900	842,900	Year End Roll	12/18/2019
2019	101	FV	319,900	600	3,777.	400,000	720,500	720,500	Year End Roll	1/3/2019
2018	101	FV	319,900	600	3,777.	330,700	651,200	651,200	Year End Roll	12/20/2017
2017	101	FV	319,900	600	3,777.	304,000	624,500	624,500	Year End Roll	1/3/2017
2016	101	FV	319,900	600	3,777.	277,300	597,800	597,800	Year End	1/4/2016
2015	101	FV	308,900	600	3,777.	272,000	581,500	581,500	Year End Roll	12/11/2014
2014	101	FV	308,900	600	3,777.	252,800	562,300	562,300	Year End Roll	12/16/2013
2013	101	FV	308,900	600	3,777.	240,500	550,000	550,000		12/13/2012

!10461!

PRINT

Date	Time
12/11/20	00:45:50

LAST REV

Date	Time
11/30/20	14:19:14

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10461

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULGUND SANDEEP	57199-545		7/27/2011		615,000	No	No		
LAFRANCE MARTHA	27337-296		5/29/1997		243,500	No	No		Y

USER DEFINED

Prior Id # 1:	86392
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2020	1361	Addition	214,340	O				
10/17/2014	1370	Manual	1,345					Air sealing and in
5/29/2012	668	Manual	8,500					INSTALL FRENCH DOO
4/28/2010	372	New Wind	3,100					REPLACE 3 WINDOWS
2/24/2009	109	Re-Roof	4,900					
11/4/2008	1394	Redo Bat	7,600	C				
4/11/2007	230	Addition	79,000	C		G8	GR FY08	8x15 1stry add & 8
8/30/2004	837	Redo Kit	32,000	C		G6	GR FY06	
1/22/2003	52	Redo Bat	6,350					
9/18/2001	664	Window/S	1,000	C				2 NEW WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	Meas/Inspect	HS	Hanne S
7/2/2012	Measured	JBS	JOHN S
10/27/2011	MLS	EMK	Ellen K
2/4/2009	Meas/Inspect	372	PATRIOT
4/12/2005	Permit Visit	BR	B Rossignol
5/14/2002	Permit Visit	PM	Peter M
5/13/2000	Inspected	197	PATRIOT
11/5/1999	Measured	256	PATRIOT
8/11/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3777		Sq. Ft.	Site		0	80.	1.41	9									426,647						426,600	

Total AC/HA: 0.08671 | Total SF/SM: 3777 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 426,647 | Spl Credit | Total: 426,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PEACH		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28405797
Const Adj.:	0.99690032
Adj $ / SQ:	160.010
Other Features:	90550
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435712
Depreciation:	20043
Depreciated Total:	415669

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

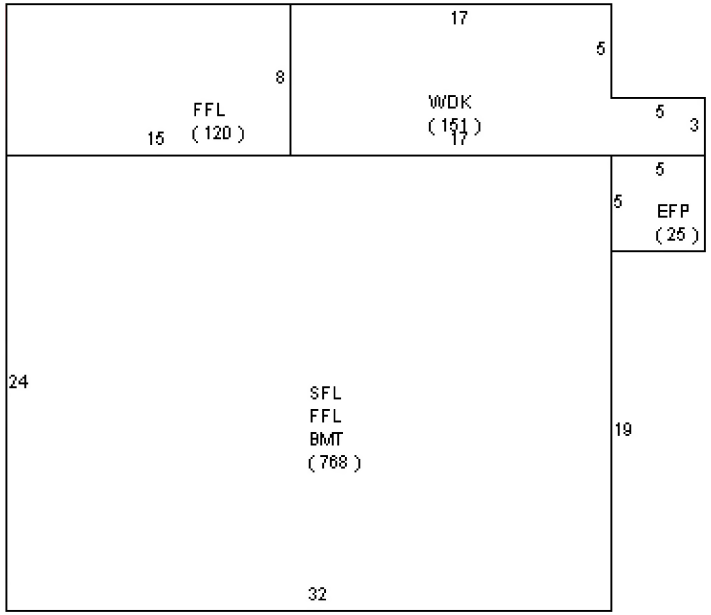
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.01
Special Features:	0	Val/Su Net:	159.88
Final Total:	415700	Val/Su SzAd	251.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	888	160.010	142,089
BMT	Basement	768	48.000	36,866
SFL	Second Floor	768	160.010	122,887
WDK	Deck	151	12.580	1,900
EFP	Enclos Porch	25	72.370	1,809

Net Sketched Area:	2,600			Total:	305,551
Size Ad	1656	Gross Are	2600	FinArea	1656

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X16	A	AV	1990	4.59	T	23.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600